

MIAMI TOWNSHIP ZONING BOARD OF APPEALS

AUGUST 3, 2015

This meeting was called to order by Rick Goettke, Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Harry Holbert, Wayne Loudermilk, Todd Munro, Rod Trombley and Carol Turchick.

Mr. Munro made a motion to approve the minutes of July 6, 2015 as presented, seconded by Mr. Loudermilk with all voting "YES".

The Board was in agreement to reschedule the Monday, September 7, 2015 meeting to Monday, September 14, 2015 at 7:30 p.m.

Mr. Elliff, Planning and Zoning Administrator, was sworn in for the meeting.

Reading of the Common Rules of Conduct was waived.

Continued hearing: Case #859, Joe Farruggia/Belle Meadows Development LLC, was called and the notice of public hearing was read. Mr. Elliff explained the applicant is requesting a five (5') foot front yard reduction to reduce the front yard from 40 feet to 35 feet for the construction of a new home.

The applicant, Mr. Jason Sweeney of Drees Homes, came forward and was sworn in. Mr. Sweeney explained the topography of the lot is steep in the rear yard with a retaining wall protecting the creek. By moving the home forward it will help ensure that the integrity and stability of the retaining wall will not be compromised. Mr. Sweeney explained how the home next to this lot was built and they had to put in extra pillars on the hillside which was expensive. The Board asked if they put in the extra pillars could the home be built and Mr. Sweeney said yes, with an additional cost.

There were no adjoining property owners or concerned citizens regarding this case.

Mr. Elliff recommended the Board approve the variance request.

The open portion of Case #859 was closed and the Board discussed the issues noting the home could be built with the addition of pillars.

Mr. Holbert made a motion to deny the variance request for Case #859, seconded by Mr. Trombley with all voting "YES".

CASE #859 ~ VARIANCE REQUEST DENIED.

There were no public hearings.

New business: Two (2) new application were presented to the Board. Architects Plus, 10816 Millington Ct., Cincinnati, Ohio 45242 agent for D. Nicole Worsham, requests a variance for parking from the right of way.

Such property is located on the south east side of Justice Ct., approximately 300 feet from I-275, Miami Township. Area in acreage is 0.47 acres.

Mr. Munro made a motion to accept this application as Case #860 and set it for public hearing on 9-14-2015 at 7:30 p.m., seconded by Mr. Holbert with all voting "YES".

ACFH Development LLC, 959 Paxton Lake Drive, Loveland, Ohio 45140 requests a Conditional Use for property located at Lot 10 on Middleton Way for the construction of a residential senior care facility.

Such property is located on the south side of Middleton Way approximately 420 feet west of Branch Hill Guinea Pike, Miami Township. Area in acreage is 0.364 acres.

MIAMI TOWNSHIP ZONING BOARD OF APPEALS

AUGUST 3, 2015

Mr. Loudermilk made a motion to accept this application as Case #861 and set it for public hearing on 9-14-2015 at 7:30 p.m., seconded by Mr. Munro with all voting “YES”.

With no further business to come before the Board the meeting was adjourned.

The next regularly scheduled meeting will be September 14, 2015 at 7:30 p.m.

Respectfully submitted,

Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC
Board of Trustees
Director of Community Development
Zoning Administrator
Fiscal Officer
File